



Housing Chapter Task Force

Saint Paul Comprehensive Plan 2008

3rd meeting

January 17, 2007

Introduction

- Jim Bellus, Chair
- Goal of Housing Chapter: general policy, guiding private development, public funding
- Guest Speakers:
 - Marcia Moermond, City Council Research
 - Autumn Lubin, MN Mortgage Foreclosure Prevention Association
- Data Synthesis
- Discussion on Affordable Housing
- Next Steps

Staff Analysis of Data: 5 Key Trends to Inform the Next Plan

1. Over the next 10 years, Saint Paul will grow
2. Small households dominate the city, and this trend will continue
3. Housing affordability has declined broadly due to several factors, and these trends must inform housing planning
4. New construction in Saint Paul will continue to be dominated by smaller units in multifamily buildings, with a focus on transportation corridors
5. Saint Paul neighborhoods will require a variety of strategies for the preservation of traditional assets, and the cultivation of new ones

Affordable Housing Discussion

1. How should the City respond to/meet the Met. Council's allocation of 2,625 new affordable units (60% of AMI and below)?
2. How will the City's 20% affordable units policy work for the projected demand?
3. Broader discussion on affordability.
4. Assignment for next task force meeting: Read and Comment on Staff Analysis of 5 Key Trends

Next Steps

- Next meetings
 - March: 2nd Community Comment Meeting (date TBA)
 - Task Force schedule: Two in May vs. One in May or June?
- Meeting topics schedule:
 - Feb. 21, 2007: Public Housing Agency & Neighborhood Assets (Rehabilitation, Demolition, and Preservation)
 - March: Emerging Markets, Senior & Special Needs Housing
 - April: Corridor Housing / Other inter-city development
 - May: Building Design & Sustainability
 - May/June: Housing Finance (1 or 2 meetings)

Questions? Comments?



Standing Questions

➤ What will the City need to do to ensure such housing is provided, given:

- Lack of developable land (density)
- Decreasing affordability of housing & transportation
- Limited City resources (target/leverage)

➤ Existing plan strategies – revisit

- ✓ Take care of what we have
- ✓ Meet new market demand
- ✓ Ensure the availability of affordable housing



Source: A Heavy Load,
Center for Housing Policy.